



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

April 8, 2014

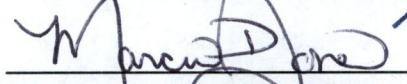
From: George M. Homewood, AICP CFM, Planning Director

Subject: **Special Exception to operate an Automobile and Truck Repair facility**

Reviewed: Ronald H. Williams, Jr., Assistant City
Manager

Ward/Superward: 3/7

Approved:


Marcus D. Jones, City Manager

Item Number:

R-7

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate an Automobile and Truck Repair facility
- IV. **Applicant:** Russell Richardson – 2635 Arkansas Avenue
- V. **Description**
 - The site is zoned I-2 (Light Industrial) district which permits the use by Special Exception.

	Proposed
Hours of Operation	9:00 a.m. until 6:00 p.m., seven days a week

- The property is located within the industrial portion of the Coleman Place neighborhood, which is composed of a mix of industrial and office uses.
 - There are existing industrial and office uses surrounding the site.
- The applicant has agreed to make improvements to the site, including landscaping in front of the fence to the south of the driveway.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated March 27, 2014 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

March 27, 2014

From: Matthew Simons, CFM
City Planner II

Subject: Special Exception to operate
an Automobile and Truck Repair
facility at 2635 Arkansas Avenue –
Russell Richardson

Reviewed: Leonard M. Newcomb, III, CFM
Land Use Services Manager

Ward/Superward: 3/7

Approved:

George M. Homewood, AICP CFM
Planning Director

Item Number: 6

- I. **Recommendation:** Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** Russell Richardson
2635 Arkansas Avenue
- III. **Description:** This agenda item is to allow the property to operate an Automobile and Truck Repair facility.
- IV. **Analysis:** The site is located on the west side of Arkansas Avenue just north of Tait Terrace.

Plan Analysis

- The proposed Special Exception is consistent *plaNorfolk2030*, which designates this site as Industrial.

Zoning Analysis

- The site is zoned I-2 (Light Industrial) district which permits the use by Special Exception.

	Proposed
Hours of Operation	9:00 a.m. until 6:00 p.m., seven days a week

- The attached conditions ensure compliance with *Zoning Ordinance* and *plaNorfolk2030* requirements.

Traffic Analysis

- Institute of Transportation Engineers figures estimate that two automobile repair bays on the site will generate 25 new vehicle trips per day.

V. Financial Impact

The applicant is current on all taxes.

VI. Environmental

- The property is located within the industrial portion of the Coleman Place neighborhood, which is composed of a mix of industrial and office uses.
 - There are existing industrial and office uses surrounding the site.
- The applicant has agreed to make improvements to the site, including landscaping in front of the fence to the south of the driveway.
- The proposed use should not have an adverse impact on the surrounding uses.

VII. Community Outreach/Notification

- Legal notice was posted on the property on February 18.
- Letter was sent to the Coleman Place Civic League on March 5.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Notice was sent to the civic leagues by the Department of Communications on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 13 and 20.

VIII. Coordination/Outreach

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proposed Conditions
- Location Map
- Zoning Map
- 1,000' Radii Map of Automobile and Truck Repair Establishments
- Application
- Letter to the Coleman Place Civic League

Proponents and Opponents

Proponents

Russell Richardson – Applicant
P.O. Box 358
Barco, NC 27917

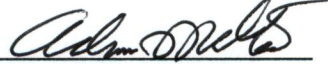
Illinoise Williams, III – Representative
2635 Arkansas Avenue
Norfolk, VA 23513

Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF AN AUTOMOBILE AND TRUCK REPAIR FACILITY ON PROPERTY LOCATED AT 2635 ARKANSAS AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of an Automobile and Truck Repair facility on property located at 2635 Arkansas Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 60 feet, more or less, along the western line of Arkansas Avenue, beginning 405 feet, more or less, from the northern line of Tait Terrace and extending northwardly; premises numbered 2635 Arkansas Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the facility shall be from 9:00 a.m. until 6:00 p.m., seven days per week. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) Landscaping shall be provided in accordance with the site plan attached hereto and marked as "Exhibit A". The landscaping shall be maintained at all times.
- (c) No razor wire shall be permitted on the site.
- (d) The parking lot shall be improved and striped in accordance with the site plan attached hereto and marked as "Exhibit A".

- (e) The existing metal pipe located in front of the fence along the eastern property line shall be painted.
- (f) There shall be no storage of wrecked or inoperative vehicles in those areas of the lot between the building and the public right-of-way nor between the fence and the public right-of-way.
- (g) No wrecked or inoperative vehicle shall be keep on the property without a work order or an insurance claim form.
- (h) No tires of other vehicle parts shall be stored outside.
- (i) All repair work shall be done inside the building. No repair work may take place outside.
- (j) The property shall be kept in a clean and sanitary condition at all times.
- (k) The dumpster shall be enclosed in accordance with the provisions of Section 17-4.4 of the Zoning Ordinance of the City of Norfolk, 1992, as amended.
- (l) No automobile on the site which has been or is waiting to be serviced shall be parked or stored in any public right-of-way.
- (m) The facility shall maintain a current, active business license at all times while in operation.
- (n) No business license shall be issued for any business on the property until conditions (b), (c), (d), and (e), above, have been complied with in their entirety.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and

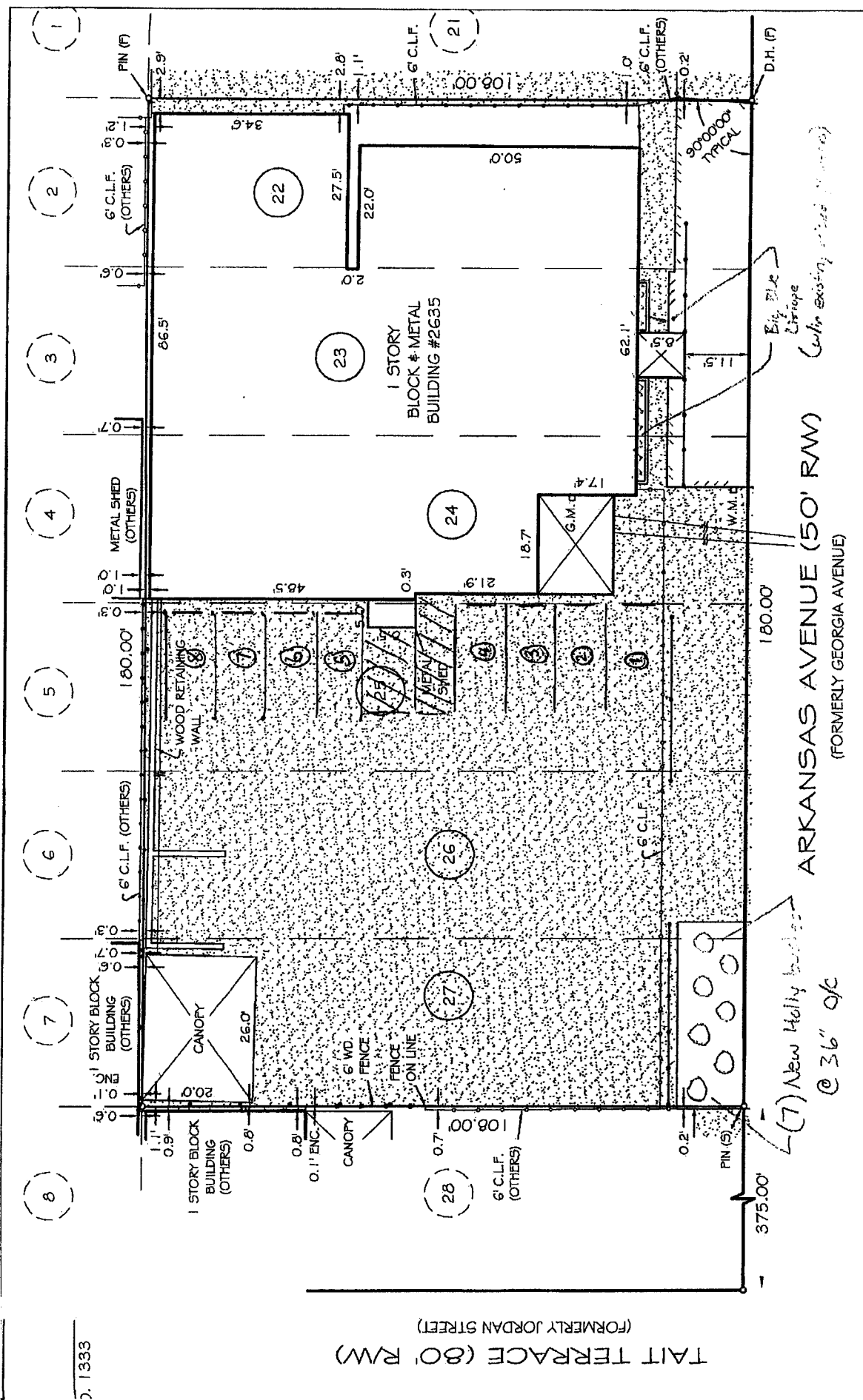
for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)



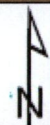
Location Map

RUSSELL RICHARDSON

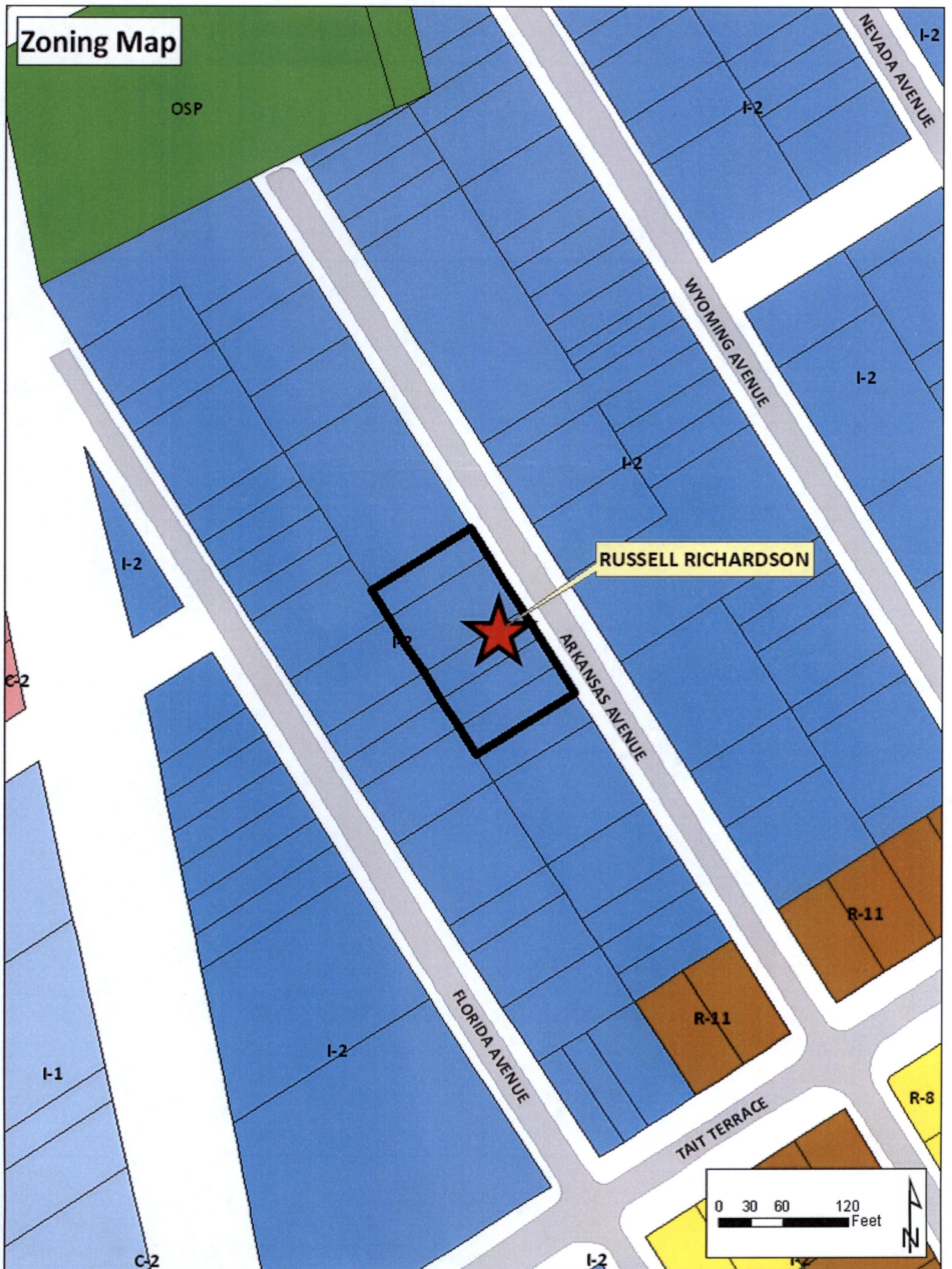
ARKANSAS AVENUE



0 5 10 20
Feet



Zoning Map



Use Proximity Map

1000'





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: AUTOMOTIVE AND TRUCK REPAIRS

Date of application: 2/7/14

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2635 (Street Name) ARKANSAS AVENUE

Existing Use of Property EQUIPMENT MAINTENANCE AND REPAIRS

Current Building Square Footage 27,500 SF

Proposed Use AUTOMOTIVE/TRUCK REPAIRS

Proposed Square Footage 27,500 SF

Proposed Hours of Operation:

Weekday From 9 AM To 6 PM

Friday From 9 AM To 6 PM

Saturday From 9 AM To 6 PM

Sunday From 9 AM To 6 PM

Trade Name of Business (If applicable) CHERYL & RUSSELL RICHARDSON REAL ESTATE, LLC.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) RICHARDSON (First) RUSSELL (MI) L

Mailing address of applicant (Street/P.O. Box): P.O. Box 358

(City) BARCO (State) NC (Zip Code) 27917

Daytime telephone number of applicant (757) 328-5698 Fax number () N/A

E-mail address of applicant: COMMONWEALTH MASONRY @ YAHOO.COM

2. Name of property owner: (Last) RICHARDSON (First) RUSSELL (MI) L

Mailing address of property owner (Street/P.O. box): P.O. Box 358

(City) BARCO (State) NC (Zip Code) 27917

Daytime telephone number of owner (757) 328-5698 Fax number () N/A

CIVIC LEAGUE INFORMATION

Civic League contact: GREG GRUSZECZKA - PRESIDENT

Date(s) contacted: 2/5/14

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking,
 - Landscaping
 - Property lines (*see attached example).
-

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Russell Richardson Sign: R. Richardson 2/7/14
(Property Owner or Authorized Agent Signature) (Date)

Print name: Russell Richardson Sign: R. Richardson 2/7/14
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

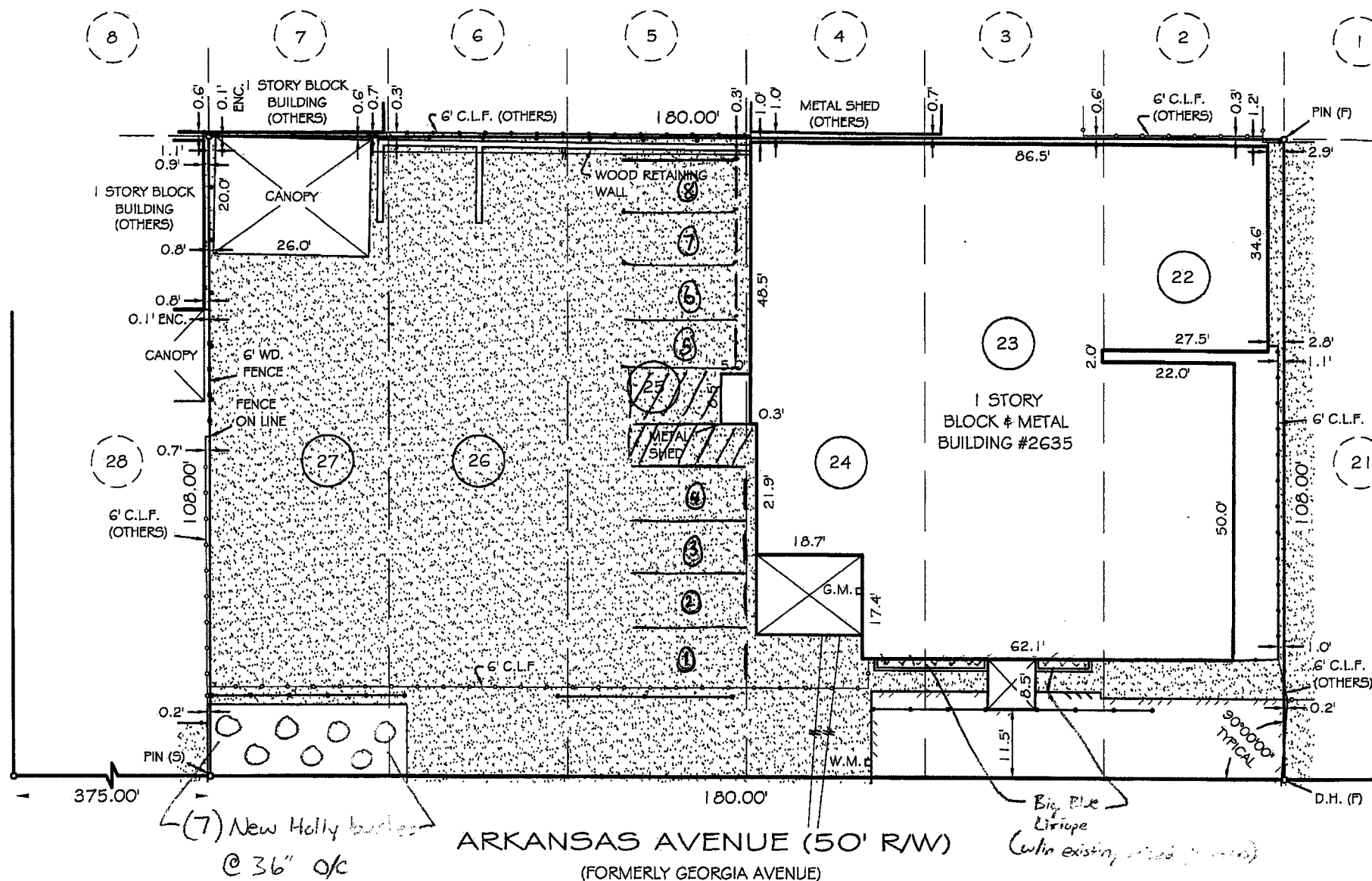
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

TAIT TERRACE (80' RW)
(FORMERLY JORDAN STREET)





City of NORFOLK

March 6, 2014

Fred Gallup
President, Coleman Place Civic League
2432 Wyoming Avenue
Norfolk, VA 23513

Dear Mr. Gallup:

The Planning Department has received an application for a Special Exception to operate an Automobile and Truck Repair facility on property located at 2635 Arkansas Avenue. This request is tentatively scheduled for the March 27, 2014, City Planning Commission public hearing.

Summary

This request would allow Russell Richardson to operate an automobile repair shop.

	Proposed
Hours of Operation	9:00 a.m. until 6:00 p.m., seven days a week

If you would like additional information on the request, you may contact the applicant, Russell Richardson, at (757) 328-5698 or you may telephone Matthew Simons on my staff at (757) 664-4750. A copy of the complete application is enclosed.

Sincerely,

George M. Homewood, AICP, CFM
Planning Director

cc: Oneiceia Howard, Neighborhood Development Specialist
Oneiceia.Howard@norfolk.gov